

BLUFFTON TOWN COUNCIL MEETING MINUTES
APRIL 14, 2015

Mayor Sulka called the meeting to order at 6:00 p.m. Council members present were Mayor Pro Tempore Huffman, Lavery, Hamilton, and Toomer.

Town Manager/Executive Director of the Bluffton Public Development Corporation Orlando, Deputy Town Manager Hodge, Director of Finance Freeman, Director of Growth Management Leininger, Director of Public Works/Engineering Jones, Human Resources Director Robinson, Don Ryan Center for Innovation Executive Director Nelems, Chief of Police Reynolds, and Attorney LaBruce were also in attendance.

Pledge of Allegiance and Invocation was given by Councilman Hamilton.

Adoption of Agenda:

Huffman moved to adopt the agenda as presented with removing Agenda Item #7-a – “University of South Carolina Beaufort Proclamation”. Lavery seconded. The motion carried unanimously.

Adoption of Minutes:

- a. Minutes of February 24, 2015:

Huffman moved to adopt the minutes of February 24, 2015 as presented. Lavery seconded. The motion carried unanimously.

- b. Minutes of March 10, 2015:

Huffman moved to adopt the minutes of March 10, 2015 as presented. Lavery seconded. The motion carried unanimous.

Communications from Mayor and Council:

Lavery requested Town Manager and Beaufort County to review and reevaluate the Buckwalter Access Management Plan for the traffic light located at Buckwalter Parkway & Townes at Buckwalter due to residents and developers requesting for that light to remain. With the possibility of removing the traffic light with the construction of Phase 5B, Lavery also requested changing the requirement of 2,000 feet to 1,000 feet between traffic lights.

Huffman stated the “Taste of Bluffton” was a huge success and everyone did a great job including the Bluffton Police Department.

Hamilton requested for the Wall of Honor Commission to nominate more individuals that can be honored while they are still alive.

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Communications from Mayor and Council - Continued:

Mayor Sulka recognized the following:

- Bluffton Today's 10th Year Celebration;
- Melanie & Jack Steel and their Greyhound, Gia, for winning the "Best of Breed" in the greyhound category at Westminster Kennel Club Dog Show in February 2015;
- Hannah Brown, first ever "Miss Bluffton Teen", will represent Bluffton in the South Carolina Teen Pageant and will be a representative in the Miss America Organization. She will represent Bluffton in community outreach events.
- Congratulated Red Cedar Elementary winning the Palmetto Finest School Competition.

Mayor Sulka stated she is working on a Service Award for rising Bluffton's juniors and seniors students for community service efforts. She will have more information in the near future.

Presentations, Celebrations and Recognitions:

- a. **Mayor Sulka** read the following proclamations:
 - Sexual Assault Awareness and Prevention Month and Child Abuse Prevention Month Proclamation;
 - National Volunteer Week Proclamation which was accepted by Gwen Taylor of Bluffton Self Help; and
 - Arbor Day Proclamation. The Town will host an Arbor Day celebration on April 24th at Dubois Park.
- b. Hilton Head Island-Bluffton Chamber of Commerce Leadership Class of 2015 Project – "Follow the Fiddlers" Presentation – Julie Serafino and Erin Schumacher (Town staff) as well as members of the HHI-Bluffton Chamber of Commerce Leadership Class of 2015, gave an overview of the project. Their vision is to incorporate public art into Old Town by installing a series of sculptures which will be 10 bronze fiddler crab sculptures. The project will also include two informational storyboards that will include fun facts about the May River and the fiddler crab. She thanked Town Council for their support and Town Manager's letter of support.
- c. Town of Bluffton Municipal Judge Clifford Bush swore in Deputy Clerk of Court Africa Aiken as the Town of Bluffton Municipal Court's Ministerial Recorder
- d. Orlando introduced the following new employees:
 - Justin Smith – Police Officer
 - Kevin Dugan – Crossing Guard
 - Tina Moore – Deputy Clerk of Court

Public Comments:

Cynthia Bensch, Beaufort County Councilmember, stated her concerns on public safety issues at Buckwalter Parkway and Townes at Buckwalter's traffic light. Bluffton Parkway Phase 5B relocation will have a traffic light with the existing traffic light at Buckwalter Parkway & Townes at Buckwalter being removed. A stop sign will be placed at the Townes while the traffic on Buckwalter Parkway will have a through movement past the Townes. The median is planned to remain open. There are also discussions on roundabouts. She stated Beaufort County Council was not aware of any proposed roundabouts. Georgia Eye Institute recently purchased property located at the intersection with the assumption that the traffic light will remain. She requested Town Council to support keeping the traffic light or roundabouts.

Paige Camp, 41 Calhoun Street, stated she endorsed first reading of the ordinance allowing restaurants as conditionally permitted uses that will reduce the intrusion of outdoor activities in the existing districts and taking action prior to anticipated new businesses. Her particular concern is Old Town and the Neighborhood Center – Historic District. She thanked the Town Council, Town Staff and the Planning Commission for their continuing efforts.

Sue Gibson, 325 Cross Road, Townes at Buckwalter, stated she endorsed the Georgia Eye Institute coming to her neighborhood. She opposes the removing the Buckwalter Parkway & Townes at Buckwalter traffic light because of safety concerns. She requested to leave the traffic light or consider a roundabout.

David Kim, physician and primary investor of the proposed Bluffton Georgia Eye Institute, stated that the Institute will be 25,000 square feet and will have a large volume of patients. They chose the Buckwalter Parkway & Townes at Buckwalter location for the volume of businesses and having the traffic light. He requested for Council to consider supporting on keeping the traffic light for safety concerns.

Tom Zinn, 6 Summerton Drive, stated his concerns on removing the Buckwalter Parkway & Townes at Buckwalter traffic light. Georgia Eye Institute is a good product with economic opportunities. When considering the current location, they assumed that the traffic light would remain. He also discussed the school bus safety with no traffic light. The Beaufort County Traffic Study was based on 2013 but a 2025 study needs to be done for future projections. He requested Town Council to prioritize this traffic light.

Public Hearing and Final Reading:

Ordinance Amending Article 5 Design Standards of the Unified Development Ordinance to Revise the Applicability of Lighting Standards:

Lelie, Planning & Community Development Manager, stated in coordination with the recent public safety ordinances reviewed by Town Council, the proposed ordinances ensures a safer environment for pedestrian and vehicular use of off-street parking areas with the requirement of installing lighting for all parking lots that serve a non-residential use or are shared amongst multiple residential dwelling units. Currently, the lighting ordinance only requires lighting for a parking lot containing 10 spaces or more. As development applications increase, especially in Old Town, the majority of the parking areas supporting the new development tend to be smaller than 10 parking spaces and require safety measurements including lighting.

At the February 25, 2015 meeting, the Planning Commission requested minor revisions to the ordinance including upgrading the sign lighting language to better represent the industry standards. The recommended revisions are included in the attached ordinance that was given First Reading approval by Town Council at the March 10, 2015 meeting.

Mayor Sulka opened the public hearing at 6:42 p.m.

Public Comments:

There were none.

Public hearing closed at 6:42 p.m.

Huffman moved to have final reading to adopt the Ordinance Amending Article 5 Design Standards of the Unified Development Ordinance to Revise the Applicability of Lighting Standards. Lavery seconded. The motion carried unanimously.

May River Quarterly Update:

Ritchie, Director of Stormwater Management Division, gave an overview of the New Riverside Stormwater Best Management Practice Update. As a part of the Town's 319 Grant that was awarded in 2009, the Town agreed to construct a pilot project that is effective in reducing the amount of fecal coliform reaching the May River. The technology that the Town decided to implement for this pilot project is a wet-detention pond with a diversion structure that can control the amount of inflow runoff from the upland drainage area. The diversion structure routes runoff from a nearby ditch into the pond, which improves water quality in the runoff using natural processes.

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May River Quarterly Update – Continued:

The Town has collected approximately 19 months of sampling data upstream and downstream of the project location. These locations can be seen on Figure 1 – New Riverside BMP Sampling Locations. As of April 1, 2015 the pond shows an overall 84% reduction in geomean fecal coliform concentrations between incoming (NRP-IN-N) and outgoing flows (NRP-OUT). These sampling points are immediately into and out of the pond, therefore these results are only providing a snapshot of the pond's efficacy at its outfall. To determine if a reduction in fecal coliform concentrations continues further downstream of the project, the Town evaluates sample sets that not only include flow into and out of the pond, but also approximately 550 feet downstream of the pond outfall at the next sampling location, BECY 1.5. When comparing these results, geomean averages show an overall 55% reduction in fecal coliform concentrations. These preliminary results indicate that the pond has a positive impact downstream of its location within the overall watershed.

Finally, due to the Town's historical data, it is possible to compare pre- and post - project sampling results at two sampling locations downstream of the pond, BECY 1.5 and PBR 9. Overall, both show a reduction in fecal coliform concentrations. BECY 1.5 shows a 42% reduction, while PBR 9 shows a 10% reduction. The Town will continue to collect samples and monitor the trends at the sampling locations to gain a better understanding of how the wet-detention BMP affects the stormwater runoff as it moves through the ditch system.

He announced that the 15th Annual May River Cleanup will be held on April 25th at the Bluffton Oyster Factory from 9:00 a.m. to noon. Earth Day will be held from 11:00 a.m. to 3:00 p.m.

Ordinance Repealing Section 18-60 Drinking Intoxicating Beverages in Public of the Town Code and Adopting New Chapter 18 General Offenses, Article IX Alcohol Possession, Consumption, and Sales – Final Reading:

Chief of Police Reynolds stated on March 10, 2015, Town Council approved first reading of this Ordinance and no changes have been made since First Reading. As a result of recent Town Council direction and Town Staff's on-going review of the regulations and requirements governing the community, Town Staff presented several Ordinances for Town Council consideration at the January 20, 2015 Town Council workshop. Among other items, this included an amendment to the current Ordinance regulating open containers and the sale, possession and consumption of alcoholic beverages within the jurisdictional limits of the Town.

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Ordinance Repealing Section 18-60 Drinking Intoxicating Beverages in Public of the Town Code and Adopting New Chapter 18 General Offenses, Article IX Alcohol Possession, Consumption, and Sales – Final Reading - Continued:

In general, this draft Ordinance amendment included the following:

1. Provided definitions and an expressed purpose of the Ordinance for the guidance of the Town Police Department in enforcing the Ordinance.
2. Prohibited the sale, possession, and consumption of alcoholic beverages between certain hours at Commercial Licensed Establishments allowing on-premise consumption.
3. Prohibited the possession of an open container in any vehicle operating within the jurisdictional limits of the Town or parked on any Town-owned property or public place.
4. Prohibited the possession of an open container on any Town-owned property or in any public place, unless a permit allowing the possession of an open container has been issued by the Town.
5. Aligned Town Code with State Law.

After review of the draft Ordinance, Town Council directed Town Staff to establish the following time restrictions for the sale, possession, and consumption of alcoholic beverages at Commercial Licensed Establishments allowing on-premise consumption:

The sale of alcoholic beverages be prohibited from 1:00a.m. – 6:00a.m.; and

The possession and consumption of alcoholic beverages be prohibited from 2:00 a.m. – 6:00 a.m. The changes were incorporated into the March 10, 2015 First Reading Ordinance and have since been changed by further amendments.

Huffman moved to have final reading on the Ordinance Repealing Section 18-60 Drinking Intoxicating Beverages in Public of the Town Code and Adopting New Chapter 18 General Offenses, Article IX Alcohol Possession, Consumption, and Sales. Lavery seconded. The motion carried unanimously.

FY 2015 Budget Amendment Ordinance Amending the Capital Improvement Program Fund Oyster Factory Park Project for the Federal Sport Fish Restoration Fund Grant – Final Reading:

Freeman, Director of Finance, stated there were no changes since first reading on March 10, 2015. The CIP Fund, \$175,000 is to be added to the Oyster Factory Park budgeted grant funds bringing the total grant amount to \$300,000 (\$75,000 from the Water Recreation Resource Fund and \$225,000 from the Federal; Sport Fish Restoration Fund) (Continued).

FY 2015 Budget Amendment Ordinance Amending the Capital Improvement Program Fund Oyster Factory Park Project for the Federal Sport Fish Restoration Fund Grant – Final Reading - Continued:

Huffman moved to have final reading on the FY 2015 Budget Amendment Ordinance Amending the Capital Improvement Program Fund Oyster Factory Park Project for the Federal Sport Fish Restoration Fund Grant. Toomer seconded. The motion carried unanimously.

Ordinance Amending Article 4 Zoning Districts and Article 9 Definitions to Allow Restaurants as Conditionally Permitted Uses in Certain Zoning Districts and to Establish Regulations as Such, Including for the Provision of Outdoor Patios and Cafes – First Reading:

Lelie, Planning & Community Development Manager, stated at the July 2014 Town Council meeting, Town Council provided guidance on proposed amendments to the Unified Development Ordinance (UDO) allowing modifications to land use requirements relating to restaurants, outdoor patio and entertainment uses. Staff was asked to provide recommendations for options that would reduce the intrusion of outdoor activities, particularly having outside alcohol sales, possession, and/ or consumption, to nearby churches, parks, schools, other similar uses, and residential areas.

On January 20, 2015, Town Staff presented a draft Ordinance to Town Council at a workshop meeting based on the previous recommendations. The Ordinance as proposed made outdoor patios and cafes a conditionally permitted use subject to certain conditions. These conditions included:

1. Any outdoor patio and café must be accessory to a restaurant use.
2. Within the Old Town Bluffton Historic District, any outdoor patio and café on which alcoholic beverages will be possessed, consumed, or sold shall be located a minimum of 150 feet from the property line of an existing place of religious assembly, park, school, residential use (only if it is the sole use of the property) or other outdoor patio or café on which alcoholic beverages are possessed, consumed, or sold. If an intervening property line does not exist, then the distance measurement shall be measured from the nearest point of the existing use to the proposed outdoor patio or café.
3. Any outdoor patio and café located in the Neighborhood General Historic District (NG-HD) and is adjacent to a residential use shall not be permitted to have any outside sound equipment or entertainment, such as, but not limited to, speakers, televisions, or live music (Continued).

Ordinance Amending Article 4 Zoning Districts and Article 9 Definitions to Allow Restaurants as Conditionally Permitted Uses in Certain Zoning Districts and to Establish Regulations as Such, Including for the Provision of Outdoor Patios and Cafes – First Reading:

4. The outdoor patio and cafe shall be delineated with railings, ornamental walls or other suitable features that are a minimum of three feet tall.

After review of the draft Ordinance Town Staff was directed to make the following modifications:

1. Make restaurants a conditionally permitted use in all districts.
2. Outdoor patios and cafes, where proposed as part of a restaurant use, must be subject to certain standards set forth in the conditional requirements.
3. Limit the location of restaurants in the Neighborhood Center – HD and Neighborhood General – HD zoning districts to properties with frontage on SC Highway 46, Bruin Road, Burnt Church Road and Calhoun Street.
4. Clarify that the buffer distance from parks, is from publicly owned parks.

At the February 25, 2015 Planning Commission public hearing meeting, the proposed Ordinance was tabled as members of the Planning Commission requested the following revisions:

1. Revise the measurement requirement for a proposed outdoor patio and café where alcoholic beverages are sold, possessed, or consumed from being measured to the property line of an existing place of religious assembly, publicly owned park, school, residential use or other outdoor patio and café to being measured to the nearest point of improved area of the listed uses.
2. Permit outdoor entertainment within the Neighborhood General Historic District (NG-HD) provided the outdoor entertainment is within a certain distance of SC Highway 46 and the outdoor patio and café is a minimum of 150 feet from the property line of an existing place of religious assembly, publically owned park, school or residential use.

Staff made the revisions to the Ordinance as requested by the Planning Commission and presented the revised Ordinance at the March 25, 2015 Planning Commission meeting. Perusal of the Ordinance by the Planning Commission and based on public comment, the Planning Commission decided to accept the Ordinance as originally drafted and presented at the February 25, 2015 meeting and matching that which was reviewed by Town Council at January 20, 2015 workshop.

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Ordinance Amending Article 4 Zoning Districts and Article 9 Definitions to Allow Restaurants as Conditionally Permitted Uses in Certain Zoning Districts and to Establish Regulations as Such, Including for the Provision of Outdoor Patios and Cafes – First Reading - Continued:

Currently, restaurants are permitted within the Rural Mixed Use (RMU), Neighborhood Core (NC), General Mixed Use (GM), Light Industrial (LI), Neighborhood Center Historic District (NCE-HD) and the Neighborhood Core Historic District (NC-HD) and conditionally permitted in the Neighborhood General Historic District (NG-HD). The districts that permit restaurants, aside from compliance with the Noise Ordinance, do not contain restrictions on outdoor patio and café uses. The outdoor patio and café areas associated with restaurants in the Neighborhood General (NG-HD) district are conditionally permitted and contain conditions that require seating areas to be delineated, not impede pedestrian circulation and not have outdoor entertainment.

Since the proposed Ordinance contains limitations based upon the presence of outdoor sale, possession, and/ or consumption of alcoholic beverages, it is important to note that State Law limits the proximity of Business (Restaurant & Hotel/Motel) Liquor by the Drink Permits to churches, schools, and parks. Such businesses selling liquor for on-premise possession and consumption, regardless if inside or outside, cannot be located closer than 300 feet to a church, school, or playground. Similar State restrictions do not exist for businesses offering only beer and wine for sale, possession, and consumption on-premise.

As outlined previously, proposed is an Ordinance that would revise a Restaurant use from a permitted use to a conditional use in all the districts where a Restaurant is currently permitted. In addition, the Ordinance would place conditions on outdoor seating, dining and entertainment uses associated with the Restaurant use. The following is a synopsis of the proposed Ordinance:

1. Restaurants are conditionally permitted within the Neighborhood General Historic District (NG-HD) and the Neighborhood Center Historic District (NCE-HD) provided they have frontage on the following roads:
 - SC Highway 46;
 - Bruin Road;
 - Burnt Church Road; and
 - Calhoun Street.

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Ordinance Amending Article 4 Zoning Districts and Article 9 Definitions to Allow Restaurants as Conditionally Permitted Uses in Certain Zoning Districts and to Establish Regulations as Such, Including for the Provision of Outdoor Patios and Cafes – First Reading - Continued:

2. Restaurants that are conditionally permitted within the Neighborhood General Historic District (NG-HD) and the Neighborhood Center Historic District (NCE-HD) would not be permitted to have outdoor entertainment if they are adjacent to an existing residential use.
3. All conditionally permitted restaurants would have a distance condition that does not permit an outdoor patio or café that sells, serves, or permits consumption of alcoholic beverages to be located within 150 feet of the following existing uses:
 - Religious Institution;
 - Publicly Owned Park;
 - School;
 - Residential Use (sole use of property); or
 - Outdoor Patio and Café that sells, serves or permits consumption of alcoholic beverages.
4. All outdoor patios and cafes require delineation with railings, ornamental walls, landscaping or other suitable features that are a minimum of three feet tall.

Hamilton moved to evoke the Pending Doctrine Ordinance and to have first reading on the Ordinance Amending Article 4 Zoning Districts and Article 9 Definitions to Allow Restaurants as Conditionally Permitted Uses in Certain Zoning Districts and to Establish Regulations as Such, Including for the Provision of Outdoor Patios and Cafes with the following provisions:

1) Outdoor patios or cafes on which alcoholic beverages are consumed or sold to maintain the 150 feet distance from the property line of religious assembly, park, school, and residential use; 2) If located next to residential areas, no amplified music, no outdoor speakers, no microphones will be allowed. Huffman seconded. The motion carried unanimously.

Planning Commission will review the recommended revisions before final reading is held.

Mayor Sulka excused herself from the meeting due to her illness and passed the gavel to Mayor Pro Tempore Huffman.

Resolution to Endorse and to Cooperate with Hargray Communications Lowcountry Broadband Plan:

Town Manager Orlando stated the Lowcountry Broadband Plan is an initiative that paves the way for Hargray Communications to bring Gigabit speeds to residential areas, enterprises, small businesses, and via Wi-Fi to common areas and participating resorts. The fiber optic based technology will provide Internet speeds 100 times faster than the national average for users.

There are three objectives of the Lowcountry Broadband Plan powered by Hargray Communications. These include the following:

1. Provide Gigabit Internet services to any residential community where 50 percent of its residents sign a two-year minimum service agreement;
2. Deliver Gigabit business services bases on a multi-year customer commitment and in certain cases, cost sharing; and
3. Provide Gigabit Wi-Fi in public spaces.

After concerns of cost to customers was discussed, Gerrit Albert, Hargray Communications' Vice President of Sales & Marketing, stated the proposed Plan was requested by customers because of an economic development opportunity. This Plan is available to those who request it.

Hamilton moved to adopt the Resolution to Endorse and to Cooperate with Hargray Communications Lowcountry Broadband Plan. Toomer seconded. The motion carried unanimously.

Town of Bluffton Fair Housing Resolution:

Hutchinson, Infrastructure Project Manager, stated that the dedication of April as "Fair Housing Month" affirms the Town of Bluffton's continued dedication to South Carolina's and the Federal Government's Fair housing principles and regulations. The Town of Bluffton's focus on Fair Housing and extends beyond the month of April and is a continuous year round effort exhibited by projects and programs such as:

- The Wharf Street Redevelopment
 - The extension of sewer water and sidewalk improvements in the Buck Island Simmonsville Community through our CDBG Program serving 414 residents in 124 homes, with grants totaling \$2.1M in grants
 - Our numerous Neighborhood Assistance programs
 - Fair Housing information available at Town Hall
- (Continued)

Town of Bluffton Fair Housing Resolution:

- The Town's website contains links to various Fair Housing resources
- Advertisements in the papers and placing of Fair Housing posters in Public facilities.
- Fair housing related activities at Public events

A critical component of these efforts is our ability to acquire grant funding. A key Federal requirement to obtain these funds is that the Town of Bluffton certifies that we will affirmatively further Fair Housing objectives in the administration of these grants. The Town of Bluffton's dedication to our programs demonstrates our commitment to this and will hopefully ensure the Town's ability to continue efforts to provide and protect our citizen's rights to a decent, safe and sound living environment.

Hamilton moved to adopt the Town of Bluffton Fair Housing Resolution. Lavery seconded. The motion carried unanimously.

Resolution Amending the Town of Bluffton Neighborhood Assistance Program Policy: Leininger, Director of Growth Management, stated the Affordable Housing Committee recommends Town Council approve a Resolution amending the Town of Bluffton Neighborhood Assistance Program Policy.

In 2009, the Town of Bluffton established a Neighborhood Assistance Program that provides various services to assist low and moderate income owners of single-family properties in Bluffton with property repairs and improvements that will help to increase the quality of life for all residents while creating a safer, more vibrant community that retains its character and provides for quality affordable housing.

At their meeting on April 7, 2015, the Affordable Housing Committee recommended Town Council approve the following amendments the Neighborhood Assistance Program Policy:

1. Establish a repair program for private roads that are unsuitable for emergency vehicle access;
2. Establish a sewer connection program; and
3. In submitting the FY2016 Neighborhood Assistance Program Budget for Town Council review and approval, the budget show a rollover of unused Developer and Homeowner Incentives from FY2015 and such rollover be in addition to the funds requested for FY2016.

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Resolution Amending the Town of Bluffton Neighborhood Assistance Program Policy

This budget requests \$160,000 in new funding (\$150,000 from the General Fund and \$10,000 from the Stormwater Utility Fund). The request exactly matches that which was approved in the current FY 2015 budget. Consistent with the recommendations provided above, the program and budget also includes the two new programs and a rollover of \$50,000 in Incentives – Developer and \$30,000 in Incentives – Homeowner that will be unspent in the FY 2015 budget. Note that the individual program line items are projected expenditures based on past community needs.

Emergency Private Road Repair: Pursuant to reports from emergency services personnel and residents, there are existing private roads that are unable to permit the safe passage of emergency vehicles for the servicing of the residential dwellings. The Affordable Housing Committee determined that this is an area of need to support the community and ensure public safety. As a result, the Committee is requesting authorization to immediately add a private road repair program for emergency services vehicle access. This is a public safety need based program not subject to income and expenditure limits.

Sewer Connection: In March 2015, Town Council approved a Sewer Connection Ordinance that requires the mandatory connection of new development or structures that have failing septic systems and are located within 300 feet of an existing sewer line. The Neighborhood Assistance Program currently supports the repair of septic systems which helps to achieve the Town's health and water quality protection goals. The addition of the sewer connection program will further these goals by helping to convert wastewater conveyance and treatment on residential lots from septic systems to the public sewer system. Only owners of single-family properties earning less than 60% of the Beaufort County Area Median Income will be eligible for up to \$10,000 in assistance.

Budget Rollover: It has become evident as the FY 2015 budget year nears the end, \$80,000 to support homeowner and developer incentives for workforce housing will go unspent. Rather than simply return the funds to the General Fund to be reappropriated elsewhere in FY 2016, the Affordable Housing Committee has requested the funds be rolled back into the FY 2016 Neighborhood Assistance Program. This would be used to bolster the FY 2016 request of \$60,000 for homeowner and developer incentives and allow the Committee to pursue a more significant partnership with a private developer to construct workforce housing in the community.

Lavery moved to adopt the Resolution Amending the Town of Bluffton Neighborhood Assistance Program Policy. Hamilton seconded. The motion carried unanimously.

Hamilton requested Staff to research increasing density on affordable housing residential construction.

Consent Agenda:

- a. Staff Reports: Police, Administrative/Finance, Engineering/Public Works, Don Ryan Center for Innovation, and Growth Management
- b. Town Manager's Report

Lavery moved to accept the Consent Agenda as presented. Toomer seconded. The motion carried unanimously.

Public Comments:

There were none.

Executive Session:

- a. Wall of Honor Nomination (Pursuant to SC FOIA Act Section 30-4-70(a)(1))
- b. Personnel Matters Relating to Town Manager's Six (6) Month Performance Evaluation (Pursuant to SC FOIA Act Section 30-4-70(a)(1))

Hamilton moved for Town Council to go into Executive Session to discuss the abovementioned items. Lavery seconded. The motion carried unanimously.
Town Council entered into Executive Session at 7:43 p.m.

Actions from the Result of Executive Session:

Mayor Sulka called the meeting back to order at 8:23 p.m. and announced no votes were taken.

Lavery moved to accept the Wall of Honor Commission's recommendation to place Miriam J. Brown on the Wall of Honor. Hamilton seconded. The motion carried unanimously.

Meeting adjourned at 8:25 p.m.

Mayor

Town Clerk